



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: March 11, 2008
SUBJECT: Extension of Time for Tentative Parcel Map No. 61063
APPLICANT: Carson Redevelopment Agency
One Civic Plaza, Suite 500
Carson, CA 90745
REQUEST: A one-year time extension for Tentative Parcel Map
No. 61063
PROPERTY INVOLVED: 2254 East 223rd Street

COMMISSION ACTION

Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Faletogo – Chairman			Graber
		Hudson – Vice-Chairman			Saenz
		Cannon			Verrett

Item No. 9B

I. Introduction

The Carson Redevelopment Agency is requesting a one-year extension for Tentative Parcel Map No. 61063. The property is zoned MH (Manufacturing, Heavy), has a General Plan designation of Heavy Industrial, and located within the Merged and Amended Redevelopment Project Area. The property is located at 2254 East 223rd Street.

II. Background

The subject site is located on the south side of 223rd Street several hundred feet west side of Alameda Street. Tentative Parcel Map No. 61063 is a proposed subdivision of one 10.15-acre parcel into two parcels of 5.55 and 4.60 acres.

The property owner, Carson Redevelopment Agency, intends to sell the eastern 4.60 acres to BP (British Petroleum Company) to be used for a driveway entrance, parking lot, and recreation area. The design and layout of the eastern 4.60 acres was previously approved by the Redevelopment Agency on March 1, 2005, and contains a parking lot, ball fields and open space. The western 5.55 acres will remain vacant and will be maintained by the Carson Redevelopment Agency. The vacant land has been used for automobile storage to support the auto dealerships located along 223rd Street.

On March 14, 2006, the Planning Commission approved Tentative Parcel Map No. 61063 to allow the subdivision of one parcel into two parcels.

III. Analysis

The Carson Redevelopment Agency has requested a one-year extension for Tentative Parcel Map No. 61063. The map is ready for final approval by the City Council but will not be presented to the City Council until after the expiration date. Tentative Parcel Map No. 61063 has a two-year expiration date which expires on March 14, 2008.

IV. Conclusion

It is recommended that Tentative Parcel Map No. 61063 be extended until March 14, 2009.

V. Recommendation

That the Planning Commission:

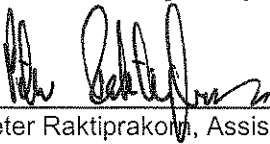
- **APPROVE** the extension of time until March 14, 2009; and
- **ADOPT** a minute resolution extending the approval of Tentative Parcel Map No. 61063 to March 14, 2009.




VI. Exhibit

1. City of Carson Interoffice Memorandum, from the Carson Redevelopment Agency
2. Resolution No. 06-2081 adopted by the Planning Commission on March 14, 2006


Prepared by:


Peter Raktiprakorn, Assistant Planner

Reviewed by:


John F. Signo, AICP, Senior Planner

Approved by:


Sheri Repp, Planning Manager





CITY OF CARSON
INTEROFFICE MEMORANDUM

TO: SHERI-REPP LOADSMAN, PLANNING MANAGER
FROM: JEFF F. WESTBROOK, REDEVELOPMENT MANAGER
SUBJECT: TENTATIVE PARCEL MAP NO. 61063
DATE: MARCH 6, 2008

The Carson Redevelopment Agency ("Agency") is the proponent of the referenced parcel map. Said map was approved by the City of Carson Planning Commission on March 14, 2006. The map is now ready for final approval by the City Council and the Engineering Division is in the process of agendizing it. As the matter will not be able to be presented to the City Council before the map expires, per city code, please consider this correspondence a request for a one year extension for TPM Map No. 61063. It is the Agency's intention to have the Final Map presented for approval within the next 30 to 45 days.

Please contact me should you have any questions.

Exhibit 1



CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 06-2081

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING TENTATIVE TRACT MAP NO. 61063 FOR THE SUBDIVISION OF A 10.15-ACRE PARCEL INTO TWO PARCELS LOCATED AT 2254 E. 223RD STREET

THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, Carson Redevelopment Agency, with respect to real property located at 2254 E. 223rd Street and described in Exhibit "A" attached hereto, requesting approval to subdivide one 10.15-acre parcel into two parcels of 5.55 and 4.60 acres, within the MH (Manufacturing, Heavy) zone and within Merged and Amended Redevelopment Project Area. Pursuant to the Subdivision Ordinance, a tentative parcel map must be approved for the subdivision of one parcel into two.

A public hearing was duly held on March 14, 2006, at 6:30 P.M. at the Carson City Hall Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. Pursuant to Section 66474 of the Government Code, a city shall deny approval of a tentative map based on certain findings. The Planning Commission finds that the proposed tentative parcel map can be substantiated based on the following affirmations:

a) The proposed tentative tract map will permit the division of 10.15 acres of land into two parcels of 5.55 and 4.60 acres. The eastern parcel will be used for a private driveway, parking, and recreation area and the western parcel will remain vacant for future use. The development on the eastern parcel was previously approved as part of the BP office campus and meets the requirements of the Municipal Code. The western parcel will be evaluated in the future for development and is anticipated to meet all requirements of the Municipal Code.

b) The design of the subdivision and its proposed improvements will not cause serious public health problems since the proposed subdivision is an improvement to an underutilized vacant property. There will be adequate street access and traffic capacity along 223rd Street. In addition, a private driveway is provided on the western portion of the eastern 4.60-acre parcel, which will be used to serve both newly created properties as well as properties further south. Conditions of approval will provide maximum land use compatibility between the newly created parcels. This includes incorporating landscaping along the private driveway and recording necessary access easements for each property.

Section 5. The Planning Commission further finds that the use permitted by the proposed subdivision will not have a significant effect on the environment. The proposed development will not alter the predominantly industrial character of the surrounding area

south of 223rd Street, nor the commercial character of auto dealerships north of 223rd Street. The proposed subdivision meets or exceeds all City standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under CEQA, Section 15315, Minor Land Divisions.

Section 6. Based on the aforementioned findings, the Planning Commission hereby approves Tentative Tract Map No. 61063, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 7. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 8. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 14th DAY OF MARCH, 2006.



CHAIRMAN

ATTEST:



SECRETARY



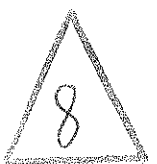
CITY OF CARSON
DEVELOPMENT SERVICES GROUP
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP NO. 61063

GENERAL CONDITIONS

1. The applicant shall comply with all city, county, state and federal laws and regulations applicable to this land division.
2. Conditions not required to be fulfilled prior to, or shown on the final map, shall be stated on a separate document to be recorded with the final map.
3. On the date a subsequent tentative map is approved for this site, any previously approved by unrecorded maps shall become null and void.
4. The recorded map shall conform to the Conditions of Approval for the tentative map approved by the Planning Commission. Two copies of the finally recorded map shall be submitted to the Development Services Group.
5. This tentative map shall be recorded with the County Recorder within two years of the date of final approval by the Planning Commission, Carson Redevelopment Agency or City Council of the City of Carson.
6. Minor lot line adjustments may be made to the satisfaction of the Planning Manager and Public Works Director prior to the final approval of the map by the City Council.
7. The pad elevation on the grading plan shall not differ by more than six inches with the approved Tentative Tract Map without approval by the Engineering Services Division and the Planning Division.
8. Within forty-eight hours of approval of the subject project, the applicant shall deliver to the Development Services Group a cashier's check or money order payable to the County Clerk in the amount of \$25.00 (twenty-five dollars) pursuant to AB 3185, Chapter 1706, Statutes of 1990, to enable the City to file the Notice of Exemption required under Public Resources Code Section 21152 and 14 Cal. Code of Regulations 15075. If within such forty-eight hour period the applicant has not delivered to the Development Services Group the above-noted cashier's check or money order, the approval for the project granted herein may be considered automatically null and void.



9. In addition, should the Department of Fish and Game reject the Certificate of Fee Exemption filed with the Notice of Determination and require payment of fees, the applicant shall deliver to the Development Services Group, within forty-eight hours of notification, a cashier's check or money order payable to the County Clerk in the amount of \$1,250 (one thousand two hundred fifty dollars) pursuant to AB 3158, Chapter 1706, Statutes of 1990. If this fee is imposed, the subject project shall not be operative, vested or final unless and until the fee is paid.
10. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
11. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
12. All grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
13. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
14. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
15. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Tentative Tract Map No. 61063. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.



UTILITIES

16. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground.
17. The subdivider shall remove at his own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.

FENCES/WALLS

18. Temporary fencing for the newly created western parcel shall be reviewed and approved by the Planning Division prior to installation. The temporary fencing shall be maintained in good condition at all times. The temporary fencing shall be removed and replaced with permanent fencing once operation of a long-term use is established on the site. Permanent fencing shall be of decorative material as determined by the Planning Division. The Planning Division shall review and approve the permanent fencing prior to installation.

THE GAS COMPANY

19. Applicant must furnish the Gas Company with "signed" final plans, before construction, including profiles and subsequent plan revisions as soon as they are available. A minimum of twelve (12) weeks is needed to analyze the plans and design alterations for any conflicting facilities.
20. Underground Service Alert (USA), (800) 442-4133 or (800) 227-2600, must be notified within 48 hours prior to commencing work. Inform Gas Co. of construction schedules, pre-construction meetings, etc. so that they can plan ahead.

COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

21. The applicant shall pay the appropriate connection fee to the County Sanitation Districts of Los Angeles County for connection or incremental expansion of the Sewerage System. Payment of the connection fee shall be required prior to issuance of sewer connection permit.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

22. Access shall comply with Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
23. Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.



24. Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
25. Private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code. All required fire hydrants shall be installed, tested and accepted prior to construction.
26. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
27. Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
28. Provide water mains, fire hydrants, and fire flows as required by the County of Los Angeles Fire Department for all land shown on the map to be recorded.
29. All hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA Standard C503 or approved equal. All onsite hydrants shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour rated firewall. The location of each hydrant shall be in conformance with the map on file with the Carson Planning Division.
30. All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access must be provided and maintained serviceable throughout construction.
31. Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
32. Upgrade not necessary, if existing hydrant meets fire flow requirements.
33. The proposed subdivision shall meet all other requirements of the County Fire Department prior to recordation of the final map.

BUILDING AND SAFETY

34. A building permit may be issued prior to the recordation of the final map provided any reliance on such permit shall not result in any vested right to complete the improvements except as provided in Government Code Sections 66498.1 et. seq. and provided further, that the applicant shall execute an acknowledgment of acceptance of this fact.



35. An "Acknowledgment of No Vested Rights in Tentative Map Approval" form shall be filed with the City of Carson prior to the issuance of a building permit except as provided in Government Code Sections 66498.1 et. seq.

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

36. Prior to final map approval, an updated geology/soils report/letter, and drainage concept/Standard Urban Stormwater Mitigation Plan (SUSMP) shall be reviewed and approved by the City Engineer. The grading plan shall show and call out the construction of at least all the drainage devices and details, the paved driveways, elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals prior to the grading plan approval. The grading plan must also be approved to provide for proper distribution of drainage and for contributory drainage from adjoining properties.

Geologic/Soils

37. Comply with mitigation measures recommended in the approved updated soils report.

Grading

38. A geology/soils report must be submitted and approved prior to approval of the final map. A grading plan must be submitted and approved prior to issuance of a building permit. The grading plan must show and call out the construction of at least all the drainage devices and details, the paved driveways, elevation and drainage of all pads, and the Standard Urban Stormwater Mitigation Plan devices. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals prior to the grading plan approval. The grading plan must also be approved to provide for proper distribution of drainage and for contributory drainage from adjoining properties.

Road

39. Dedicate the right to restrict vehicular access along the property frontage on 223rd Street.
40. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on 223rd Street.
41. Repair any displaced broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on 223rd Street.
42. Comply with the following street lighting requirements:



- a. The proposed development, or portions thereof, are not within an existing lighting district. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the lighting district to pay for the future operation and maintenance of the streetlights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision map with the Registrar-Recorder/County Clerk.
 - i. Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - ii. Provide business/property owner's name(s), mailing address(es), site address(es), assessor parcel numbers(s), and parcel boundaries in either Microstation or AutoCAD format of territory to be developed to the Street Lighting Section.
 - iii. Submit a map of the proposed development including any roadways conditioned for streetlights that are outside the proposed project area to Street Lighting Section.
 - b. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or infilling the final subdivision map for recordation.
 - c. For acceptance of street light transfer of billing, the area must be annexed into the lighting district and all streetlights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year.
43. Plant street trees along the property frontage on 223rd Street to the satisfaction of the City Engineer. Existing trees in dedicated or future dedicated right-of-way shall be removed and replaced if not acceptable as street trees.
 44. Underground all new utility lines to the satisfaction of the City Engineer and Southern California Edison.



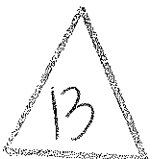
45. Prepare detailed 1"-40' scaled signing and striping plans for 223rd Street to the satisfaction of the City Engineer.

Sewer

46. The subdivider shall install sewer laterals as determined by the City Engineer. Installation and dedication of main line sewers may be necessary to meet this requirement.
47. If a mainline sewer is required, the subdivider shall submit an area study to the City Engineer to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of the City Engineer.
48. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
49. Off-site improvements are tentatively required.
50. Easements are tentatively required, subject to review by the City Engineer to determine the final locations and requirements.

Water

51. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
52. There shall be filed with the City Engineer a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
53. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructure constructed for this land division to the satisfaction of the City Engineer.
54. Submit landscape and irrigation plans for each parcel in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance to the satisfaction of the City Engineer.



Subdivision

55. Place a note on the final map to the satisfaction of the City Engineer indicating that this map is approved as an industrial development for two parcels.
56. Provide suitable turnaround and label the driveways "Private Driveway and Fire Lane" on the final map to the satisfaction of the Fire Department.
57. Provide reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of the City Engineer.
58. Provisions shall be made for the continual maintenance of the common areas. This can be achieved by the formation of an association, comprised of the owners of the condominium units, responsible for the maintenance of the common areas.
59. Relocate or quitclaim any easements interfering with building locations to the satisfaction of the City Engineer.
60. Provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.
61. Private easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
62. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's office.
63. A final map prepared by, or under the direction of, a registered civil engineer or licensed land surveyor must be processed through the City Engineer prior to being filed with the Registrar-Recorder/County Clerk's Office.

CITY OF CARSON ENGINEERING DIVISION

64. A construction permit is required for any work to be done in the public right-of-way.



65. The applicant shall install all missing sidewalks along the property frontage on 223rd Street to the satisfaction of the City Engineer.
66. The applicant shall submit plans to the Department of Public Works showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
67. The applicant shall construct or guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the drainage study, subject to the approval of the City Engineer.
68. The developer shall construct new driveway approaches per city standard and in compliance with the ADA requirements. The applicant shall protect or relocate any facilities to accommodate the proposed driveway approach.
69. Where sidewalks meander around the proposed driveway and extending beyond the public right-of-way, the required described sidewalk easements shall be submitted and approved prior to building permit issuance.
70. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of the Certificate of Occupancy.
71. The applicant shall comply with the applicable SUSMP requirements and shall incorporate into the project plan a Storm Water Mitigation Plan, which includes those Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.
72. Prior to issuance of Building Permit, the following must be on file:
 - a. Drainage/Grading plan as approved by the Los Angeles County Department of Public Works.
 - b. Construction bond as required for all work to be done within the public right of way.
 - c. Proof of Worker's Compensation and Liability Insurance.
73. Any improvement damaged during the construction shall be removed and reconstructed per City standard plan and to the satisfaction of the City Engineer.
74. At the time of the final map approval, the developer's engineer shall submit the approved project electronically stored on 3-1/2" diskette or CD in AutoCAD



format to Engineering Services Department, in compliance with the requirement of the City of Carson.

CITY OF CARSON REVENUE DIVISION

75. Per Section 6310 of the Carson Municipal Code, all parties involved in the construction project including, but not limited to, contractors and subcontractors, will need to obtain a city Business License.

